

**CANTICK HEAD LIGHTHOUSE COTTAGES,
HOY, KW16 3PQ
REGION OF £300,000**



The Principal Lightkeeper's house and 2 Assistant Lightkeeper's cottages are set in an elevated position offering breath-taking views over the Pentland Firth. The property is presently a successful self catering business but would equally lend itself to a large or extended family seeking tranquillity.

The two exquisite 2 bedroom cottages offer a high standard of holiday accommodation and are deservedly popular. Both cottages stand in excellent decorative order and have electric heating. Cottage 1 has a living room and a large dining room with kitchenette together with a shower room. In cottage 2 the kitchenette is off the living room.

The detached Principal Lightkeeper's house has 3 bedrooms together with a living room, dining room, office, bathroom and kitchen with pantry. External store room. The two storey property has UPVC framed double glazed windows and electric heating. It may be possible to reinstate an enclosed fire in the living room.

Situated between the cottages and the house are a laundry, store and workshop. There are several stores within the large walled garden.

Cantick Head is at the south east tip of Longhope which itself is at the south end of the island commonly referred to as Hoy. Hoy is one of Orkney's south isles and its amenities include a junior secondary school, swimming pool, theatre/cinema, general store and post office. There are many places of scenic and archaeological interest and the island is connected to the Orkney mainland by the regular roll-on, roll-off ferries.

Interested parties should note that the Northern Lighthouse Board have retained ownership of the lighthouse and the building to the side of the lighthouse together with access to both and including the use of a helicopter pad.

The website <http://cantickhead.com> can be transferred to the purchaser if desired.



PRINCIPAL LIGHTKEEPER'S HOUSE

VESTIBULE - 0.83m x 0.8m
LIVING ROOM - 3.94m x 3.13m
DINING ROOM - 3.1m x 3m
HALL - 2.2m x 1.93m
OFFICE - 2.55m x 1.7m
KITCHEN - 3.02m x 2.45m
REAR ENTRANCE HALL - 1.48m x 0.85m
FIRST FLOOR LANDING - 2.35m x 0.83m + 1.1m x 1.05m
BATHROOM - 2.38m x 1.7m
BEDROOM 1 - 3.78m x 2.8m
BEDROOM 2 - 3.23m x 3m
BEDROOM 3 - 3.95m x 2.63m
LAUNDRY
ENTRANCE HALL - 1.6m x 0.88m
TOILET - 1.33m x 0.85m
DRYING ROOM - 3m x 2.75m

ASSISTANT LIGHTKEEPER'S COTTAGE 1

VESTIBULE - 1.05m x 3.03m
HALL
DINING ROOM - 3.58m x 3.58m
KITCHENETTE - 2.1m x 1.33m
SHOWER ROOM - 2.1m x 1.35m
BEDROOM 1 - 4.03m x 3.55m
BEDROOM 2 - 3.23m x 2.33m
LIVING ROOM - 3.58m x 3.43m

ASSISTANT LIGHTKEEPER'S COTTAGE 2

VESTIBULE - 1.2m x 1m
HALL
LIVING ROOM - 3.6m x 3.52m
KITCHENETTE - 2.1m x 1.25m
SHOWER ROOM - 2.1m x 1.4m
BEDROOM 1 - 3.95m x 3.58m
BEDROOM 2 - 3.18m x 3.38m + 1.85m x 1.03m

OUTSIDE

WORKSHOP - 4.5m x 4.5m
4 STORES OFFERING FURTHER POTENTIAL

SERVICES - Mains services and electricity. Telephone.

COUNCIL TAX BAND - Band A. The Council Tax Band may be re assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE CERTIFICATE - Band E.

VIEWING - For an appointment to view contact Lows Property Shop.

ENTRY - By arrangement.

PRICE - Region of £300,000
Further enquiries should be directed to Lows Property Shop with whom all offers should be lodged in writing.

COTTAGE 1 – DINING ROOM



COTTAGE 1 – BEDROOM 1



COTTAGE 2 – LIVING ROOM



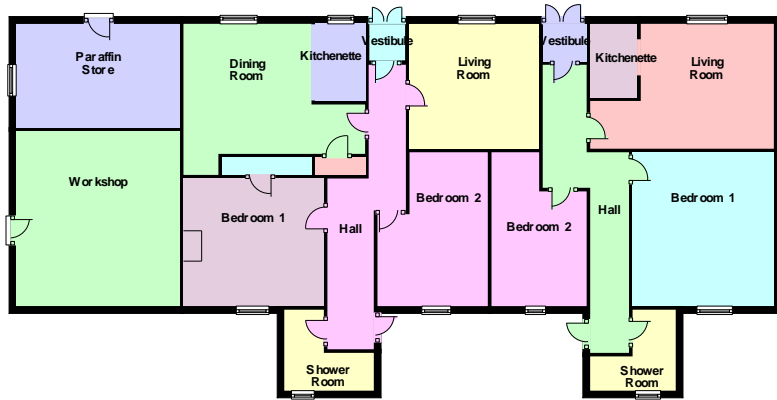
COTTAGE 2 – BEDROOM 1



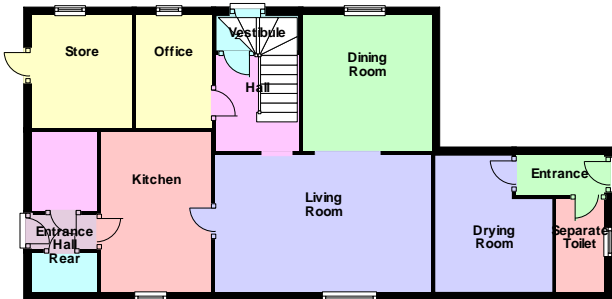
HOUSE – KITCHEN



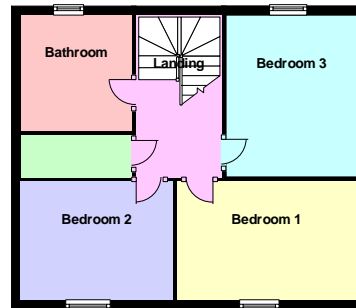
LIGHTKEEPER'S COTTAGES 1 & 2



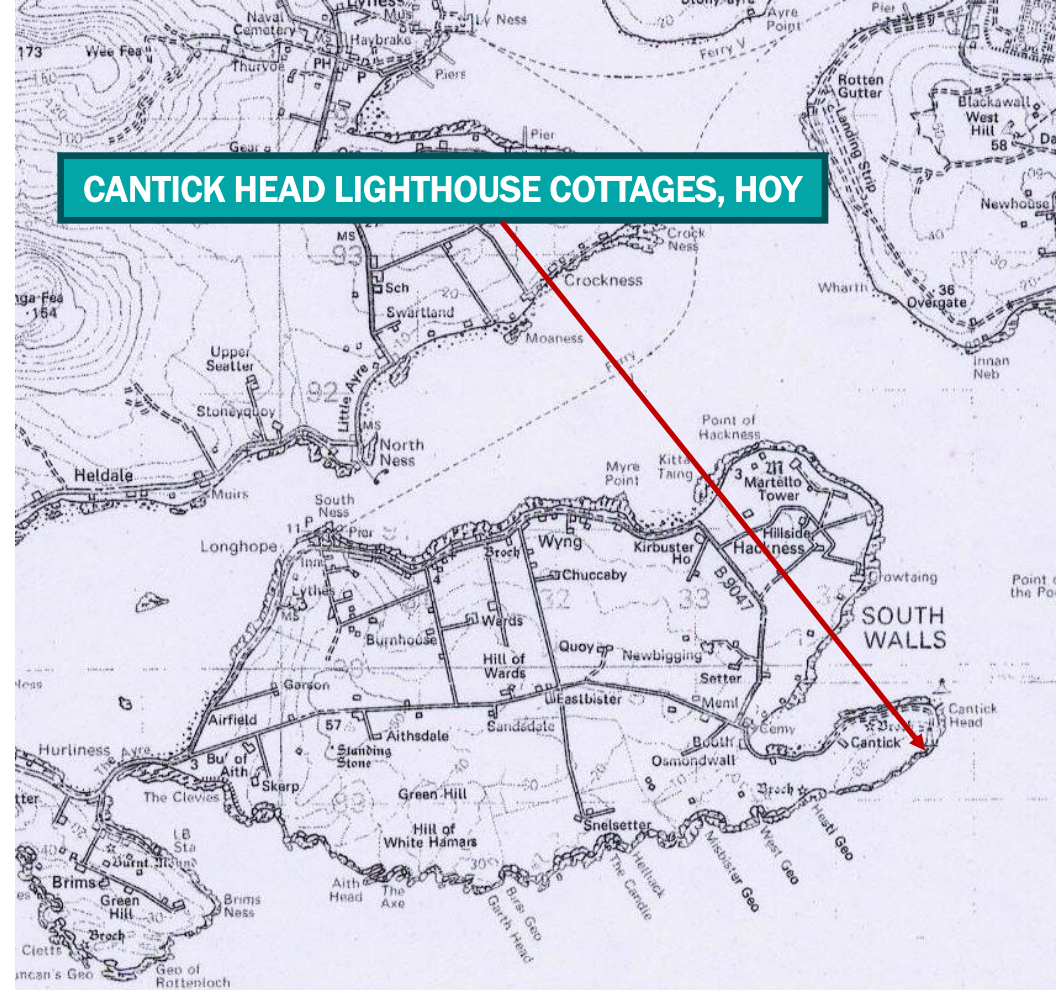
LIGHTKEEPER'S HOUSE GROUND FLOOR



LIGHTKEEPER'S HOUSE FIRST FLOOR



CANTICK HEAD LIGHTHOUSE COTTAGES, HOY



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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.

2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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